

# HOUSING AUTHORITY OF THE TOWN OF MANSFIELD

## REGULAR MEETING MINUTES

Housing Authority Office

January 15, 2015

8:30 a.m.

Attendance: Mr. Long, Chairperson; Mr. Simonsen, Vice Chairperson; Mr. Eddy, Secretary and Treasurer; Ms. Hall, Assistant Treasurer; Ms. Fields, Executive Director.

The meeting was called to order at 8:32 a.m. by the Chairman.

### MINUTES

A motion was made by Mr. Eddy and seconded by Ms. Hall to accept the minutes of the December 18, 2014 Regular Meeting. Motion approved unanimously.

### COMMENTS FROM THE PUBLIC

None

### COMMUNICATIONS

None

### REPORTS OF THE DIRECTOR

#### Bills

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the December bills. Motion approved unanimously.

#### Financial Reports –A (General)

Financials were not available. The 2014 year- end numbers will be available at next month's Regular Meeting.

#### Financial Report-B (Section 8 Statistical Report)

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to approve the December Section 8 Statistical Report. Motion approved unanimously.

### REPORT FROM TENANT REPRESENTATIVE

#### **Human Services Advisory Committee**

The Committee has not met since the last Board meeting.

#### **General Reports**

Mr. Eddy tendered his resignation as the Tenant Representative Commissioner to the Chairman. He also requested that he remain on the Commission, completing the term vacated by Ms. Ward. His resignation date will be effective with the appointment of a new Tenant Representative Commissioner. He will also remain in his position as the Secretary and Treasurer. The Chairman accepted his resignation, as qualified.

Ms. Fields will contact Attorney McGrath and contact the Town Clerk regarding the replacement of the Tenant Representative Commissioner in compliance with the Connecticut General Statutes.

## **COMMITTEE REPORTS**

### **Development Committee**

None

### **Quality of Life Committee**

None

## **UNFINISHED BUSINESS**

### **Holinko Estate Solar Panel Installation Update**

CL&P installed their new meter and to final approval from CL&P is still outstanding.

## **NEW BUSINESS**

### **Short Term Disability Insurance**

Ms. Fields stated that it had come to her attention that the current STD policy will not pay claims unless a person is totally disabled and therefore entirely unable to work. If a claimant was released by the doctor to work two hours per day, the policy will no longer cover the difference between the two hours worked and the remaining work day. The definition of "disabled" in the policy and the definition in the summary of benefits are different. If not, Ms. Fields suggests the Housing Authority may want to look for a different policy. She emailed Doug Rinaldi, our current administrator of insurance coverage at the Department of Administrative Services, but they do not offer that kind of insurance. Ms. Fields has a conference call scheduled with Ms. Capriola, Assistant Town Manager, to discuss the issue.

### **Policies**

Ms. Fields requested that a new policy committee be formed. In addition to completing the review of the current policies, Ms. Fields would like the committee to discuss a smoking policy and a pet policy.

Mr. Eddy, as Tenant Representative, requested that the Housing Authority administer a vote by the residents to allow or not allow pets. Future pet policies can reflect the outcome of the vote and Section 8-116(b) of the Connecticut General Statutes. Mr. Eddy will meet with Ms. Fields to develop the voting ballot and the vote will be administered per the Section 8-116(b) of the Statutes.

### **Section 8 Funds**

Ms. Fields received an email from the Willington Business Manager asking if we anticipated needing any administrative funds for Section 8 this year. Ms. Fields stated that she did not expect to need any, but would address it with the Board.

## **MEETING DATE REVIEW**

No changes were made to the February meeting date.

## **OTHER BUSINESS**

None

**ADJOURNMENT**

The Chairman declared the meeting adjourned at 10:10 a.m. without objection.

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Dexter Eddy, Secretary

**Approved:**

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Richard Long, Chairman